

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-039

Petitioner: Crescent Communities
Rezoning Petition No.: 2021-039
Property: ± 21.5 acres located on the east and west side of Senator Royall Drive (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday, April 29, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 4/15/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday April 29, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Ashley Peterson with Crescent Communities and Richard Petersheim and Chris Cook with LandDesign. Also in attendance were Bridget Grant, and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant reviewed the meeting agenda and introduced Ashley Peterson with Crescent Communities.

Ms. Peterson gave a brief overview of the Charlotte based company that focuses on multi-family, mixed-used, and commercial developments. Over the past 50 years, Crescent has successfully developed multiple communities throughout the southeast and southwest.

Ms. Grant reviewed the conditional zoning process and meeting schedule. Ms. Grant then described the current site conditions and proposed site plan. The proposed plan would allow for construction of up to 350 multi-family units and 30 townhome style units on the site. The plan also includes increased buffers and the installation of a multi-use path along Senator Royall Drive. Main access to the site will be from Senator Royall Drive.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

A neighboring resident inquired about the buffers adjacent to the single-family homes. It was explained that there is approximately 175 feet from the property line of the adjacent parcel to the parking lot of the development.

The Petitioner was asked to clarify site access and any development along Legranger Road. Richard Petersheim showed where the entrance would be located on Senator Royall Drive as well as Legranger Road.

It was then asked if the development would offer amenities to residents. While the final design is still being contemplated, the proposed development will include a pool, clubhouse, and co-working space.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Michael Tubridy, Crescent Communities
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

2021-039	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-039	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2021-039	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2021-039	Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2021-039	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2021-039	Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2021-039	Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2021-039	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2021-039	Hyde Park	Kerrie	Stewart	10656 Hill Point Court		Charlotte	NC	28262
2021-039	Lakeshore Village	Nakisha	Hall	9039 J M Keynes Drive	12	Charlotte	NC	28262
2021-039	Lakeshore Village Condominiums	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2021-039	Mallard Grove Homeowners Association	Christine	Sylvester	10339 Garrett Grigg Rd		Charlotte	NC	28262
2021-039	Maplewood	Ravi	Vallabhapuram	1147 Boxelder Ln		Charlotte	NC	28262
2021-039	Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2021-039	Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2021-039	Tryon and Mallard Creek	Cassondra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2021-039	Tryon and Mallard Creek	Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
2021-039	Tryon and Mallard Creek	Tenaeya	Barrett	10125 PINESHADOW DR	206	Charlotte	NC	28262
2021-039	Welcome Home CLT	Amarra	Ghani	11135 Cypress View Dr.		Charlotte	NC	28262
2021-039	Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

2021-039	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-039	04717118	UNIVERSITY OF NC @ CHARLOTTE	BOARD OF TRUSTEES/E/F			9201 UNIVERSITY CITY BV		CHARLOTTE	NC	28223
2021-039	04717128	DUKE POWER CO	ATTN: TAX DEPT-PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2021-039	04717130	DUKE POWER COMPANY	ATTN: F CLARKE HOBSON JR			400 S TRYON ST STE WC30C		CHARLOTTE	NC	28285
2021-039	04717131	TEACHERS INSURANCE & ANNUITY ASSOCIATION OF AMERICA				8500 ANDREW CARNEGIE BLVD		CHARLOTTE	NC	28262
2021-039	04717132	TEACHERS INSURANCE & ANNUITY ASSOCIATION OF AMERICA				8500 ANDREW CARNEGIE BLVD		CHARLOTTE	NC	28262
2021-039	04738101	HOUGH	BETTY			9133 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738102	REYNOLDS	JAMES D	DWAYNE A	REYNOLDS	9005 RED CLAY LN		CHARLOTTE	NC	28269
2021-039	04738103	YOUNG	HAZEL B			5215 DELIVAU DR		CHARLOTTE	NC	28215
2021-039	04738104	REYNOLDS	DEBBIE A	JASMINE	REYNOLDS	9207 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738105	BERRY	JEREMY JOSEPH			9213 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738106	MORRISON	JANE	LYNN	RIVENS	424 MAIDEN LANE		CONCORD	NC	28025
2021-039	04738107	TEACHERS INSURANCE & ANNUITY ASSOCIATION OF AMERICA				8500 ANDREW CARNEIGIE BV		CHARLOTTE	NC	28262
2021-039	04738108	ALEXANDER VILLAGE 1 ACQUISITION LLC			ALEXANDER VILLAGE 3 ACQUISITION LLC	PO BOX 56607		ATLANTA	GA	30343
2021-039	04738109	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2021-039	04738111	CENTENE MANAGEMENT COMPANY LLC				7700 FORSYTH BLVD		SAINT LOUIS	MO	63105
2021-039	04738112	TEACHERS INSURANCE & ANNUITY ASSOCIATION OF AMERICA				8500 ANDREW CARNEGIE BLVD		CHARLOTTE	NC	28262
2021-039	04738113	ALEXANDER VILLAGE 1 ACQUISITION LLC			ALEXANDER VILLAGE 3 ACQUISITION LLC	PO BOX 56607		ATLANTA	GA	30343
2021-039	04738114	ALEXANDER VILLAGE 1 ACQUISITION LLC			ALEXANDER VILLAGE 3 ACQUISITION LLC	9140 HIGHWAY 6 NORTH		HOUSTON	TX	77095
2021-039	04738202	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2021-039	04738204	DUKE POWER CO	ATTN: TAX DEPT-PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2021-039	04738205	GRANGER	BRYCE T WITHERS	BROSNAN CHRISTOPHER WITHERS	GRANGER	1811 FERGUSON CT		CHARLOTTE	NC	28205
2021-039	04738206	MYERS	BETTY			9336 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738207	GRANGER	VIVIAN			1261 JUNE DR		DECATUR	GA	30035
2021-039	04738208	STITT	TANGEE CATHERINE			5 FORTNUM CT		RANDALLSTOWN	MD	21133
2021-039	04738209	H & L REAL ESTATE LLC				9232 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738210	GRANGER	BROSNAN CHRISTOPHER	BRYCE T WITHERS	GRANGER	1811 FERGUSON CT		CHARLOTTE	NC	28205
2021-039	04738211	GRANGER	VIVIAN C		C/O BETTY MYERS	1261 JUNE DR		DECATUR	GA	30035
2021-039	04738212	STITT	ARLENE CAROL			9210 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738213	NEWTON	ROBERT CARL			PO BOX 18081		CHARLOTTE	NC	28218
2021-039	04738214	MORALES	MAURO LIMA	DOMINGA TORRES	RAMOS	9134 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738215	PATTERSON	JAMES L JR	PHYLLIS M	PATTERSON	9126 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738297	STITT	ARLENE CAROL			9210 LEGRANGER RD		CHARLOTTE	NC	28262
2021-039	04738298	GRANGER	BROSNAN CHRISTOPHER	BRYCE T WITHERS	GRANGER	1811 FERGUSON CT		CHARLOTTE	NC	28205
2021-039	04738299	GRANGER	VIVIAN C			1261 JUNE DR		DECATUR	GA	30035
2021-039	04742108	RK POINTE AT RESEARCH PARK DST				3737 E BROADWAY		LONG BEACH	CA	90803

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-039 – Crescent Communities

Subject: Rezoning Petition No. 2021-039

Petitioner/Developer: Crescent Communities

Current Land Use: Vacant

Existing Zoning: RE-1

Rezoning Requested: RE-3(O)

Date and Time of Meeting: **Thursday, April 29, 2021 at 6:00 p.m.**

Virtual Meeting Registration: *Please register at <https://attendee.gotowebinar.com/register/1865115182605227531> to receive a secure meeting link.*

Date of Notice: 4/15/2021

We are assisting Crescent Communities (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±21.5-acre site located along Senator Royall Drive (the “Site”) from RE-1 to RE-3(O). The request is to allow the development of the site with a multi-family residential community. Main access to the Site will be from Senator Royall Drive.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, April 29, 2021, at 6:00 p.m.

Please register at <https://attendee.gotowebinar.com/register/1865115182605227531> in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Perkins Johnson Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Michael Tubridy, Crescent Communities
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



2021-039 – Crescent Communities

Rezoning Community Meeting Attendance

1. Debbie Reynolds, debreynolds2004@outlook.com